

An  
Bord  
Pleanála

**Board Direction**  
**BD-008102-21**  
**ABP-309102-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/05/2021.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Reasons and Considerations**

1. The site of the proposed development is located within an "Area Under Strong Urban Influence" as set out in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April 2005, wherein it is policy to distinguish between urban-generated and rural-generated housing need and within the 'Galway Transportation and Planning Study Area' which is identified as an area under strong urban pressure in the Galway County Development Plan 2015-2021. Furthermore, the subject site is located in an area that is designated under urban influence, where it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, to facilitate the provision of single housing in the countryside, based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements.

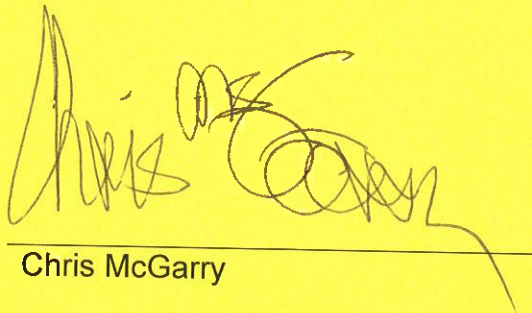


Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in this rural area. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this location. In addition, the Board is not satisfied that the applicant's housing needs could not be satisfactorily met in a smaller town or rural settlement. Furthermore, having regard to the rural location of the site, it is considered that the proposed development would result in and exacerbate a pattern of haphazard development at this location outside of a settlement area, and would by itself and by the precedent it would set for similar such development, militate against the efficient use of services and infrastructure within neighbouring settlements and would contribute to the encroachment of random development, resulting in urban sprawl into the countryside at this location. The proposed development would, therefore, be contrary to the Ministerial Guidelines, to the over-arching national policy and having regard to the provisions of the Galway County Development Plan 2015-2021 and would be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate onto the R343 regional road at a point where the road carriageway is poor in terms of horizontal and vertical alignment, where sightlines are restricted in both directions and where there is a continuous white line along the centre of the road carriageway in the vicinity of the site. The proposed development would, therefore, be prejudicial to public safety and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:** the Board noted the concerns expressed by the Inspector in her report, in relation to the concentration of individual wastewater treatment systems in the vicinity of the site and on lands which are characterised by shallow soils over aquifers of extreme vulnerability. The Board shared the concerns of the Inspector and considered that this issue would ordinarily warrant further information and assessment. However, given the substantive reasons for refusal as set out above and noting that this would constitute a new issue, it was decided not to pursue this matter within the context of the current appeal.

**Board Member**



Chris McGarry

**Date:** 07/05/2021



